

# AGENDA

**To:** Board of Zoning Appeals / Planning Commission Members  
**From:** Department of Planning and Economic Development  
**Subject:** Meeting Agenda: February 8, 2022  
**Cc:** Rhonda Ferrell-Bowles; Clerk of Council

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**Note: Pre-agenda is scheduled for February 8, 2022 5:30pm - City Hall**

## **Zoning Appeals**

**PC2202: Eric Thompson, property owner requests a variance of Sec. 90-14 to build a 1200 sq. ft. accessory structure to be located at 51 Varnedoe Avenue; PIN 60013 04031.**

## **Planning Commission**

**PC2203: Ryan Smith requests a site plan review of 1608 Dean Forest Road; PIN 60988 01002 for proposed development as a transportation logistics terminal.**

**PC2204: Greg Coleman; Coleman Company, Inc. requests a site plan review of Travis Field Road; PIN 60924 05013 and Travis Field Road; PIN 60924 05014 for proposed development as Sonny Perdue Trailer Storage Parking.**

**PC2205: Shirley Kennedy requests a site plan review of 5011 Augusta Road; PIN 60008 01020, PIN 60008 01020; 5013 Augusta Road; PIN 60008 01005 and 5015 Augusta Road; PIN 60008 01004A.**

# City of Garden City Variance Application



GARDEN CITY

## Development Information

Development Name (If applicable)

Property Address

51 Varnedoe Ave

Current Zoning

R-1

Current Use

Residential

Parcel ID

60013 04031

Total Site Acreage

.99\*

Section of the zoning code from which you are seeking a variance:

Sec. 90-14

Describe the variance request you are requesting.

I request permission to build a 1200 sqft accessory building on a lot that is less than an acre.

Would denial of this request create practical difficulty or an unnecessary hardship?

yes I requested this size because I need the space for a car collection that I would like to keep indoors

Does the property have extraordinary and exceptional conditions because of its size, shape or topography?

N/A

Are the conditions of the property unique to this piece of property?

Would approval of this variance request cause any detriment to adjoining properties or the community?

No

Please provide any additional information that you deem relevant.

\* The Lot size is .1 less than an acre per Sagis.

# City of Garden City Variance Application



GARDEN CITY

## Applicant Information

Owner	
Name	Address
ERIC Thompson	51 Karnedoe Ave
Phone	Email
912-844-0934	e2merchant00@yahoo.com

### Nature of Ownership Interest

Is the Owner an: ☒ Individual ☐ Partnership ☐ Sole Proprietor ☐ Firm ☐ Corporation ☐ Association

Note: If a corporation, submit a list of officers, directors & major stockholders with name, address and title.

If a partnership: Submit list of all partners with name, address and title.

Engineer/Surveyor <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email

Authorized Agent (Requires Authorized Agent Form) <input type="checkbox"/> Check here to receive staff review comments via email	
Company Name	Contact (Individual Name)
Phone	Email

### Campaign Contribution

List below the names of local government officials, Garden City City Council, to whom campaign contributions were made, within two (2) years immediately preceding the filing of this application, which campaign contributions total \$250.00 or more or to whom gifts were made having a total value of \$250.00 or more.

Elected Official's Name	Amount or Description of Gift

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Board of Zoning Appeals and that my application cannot be approved unless I am represented.

ERIC Thompson      Eric Thompson      1/3/22  
 Print Name      Signature      Date

OFFICE USE ONLY		
Received By	Date Received	Case Number PC2202
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number

## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Scott Robider  
**Date:** February 4, 2022  
**Re:** PC2202 – Eric Thompson/51 Varnedoe Avenue

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The City Staff has reviewed the request by Mr. Eric Thompson regarding a variance request to construct a large metal building behind his residence at 51 Varnedoe Avenue. The petitioner has filed the variance request as a result of the proposed building size, which is 24'W x 50'L x 10"H (1,200 SF), which is not allowed based on the size of his lot. The stated use of the building is to house classic vehicles that are part of Mr. Thompson's collection. Based on the survey information provided which outlines the size of the property only a building that is 900 SF or less would be allowed. The City Staff has reviewed the request and evaluated the proposed plan and noted the following:

1. If this variance request is granted by the BOA/PC this building may at no time be utilized as a residence or business.
2. Any improvements of this structure outside of the original permit application must be approved by the Planning Department prior to the work commencing.
3. Any unapproved modifications to this structure or unauthorized change in usage will be addressed by the Garden City Municipal Court via Summons and all applicable penalties and fees will be assessed.

City Staff Position: Based on the information described above and within the attached documents, the City Staff request consideration for **Approval** of this Variance Request.

The Planning Commission's approval of the site plan only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.



Sec. 90-14. - Accessory buildings.

Accessory buildings shall conform to the following requirements:

(1) *Location, number, size, height, and setback of accessory buildings on residential lots.*

- a. An accessory structure shall be located on the same lot as the principal residence structure to which it is accessory.
- b. No accessory structure shall be constructed upon a lot until construction of the principal residence structure has commenced.
- c. An accessory structure shall not be permitted in a front or side yard, excepting basketball goals which are attached to the principal residence structure or erected adjacent to and abutting the driveway of the principal residence structure where the driveway area is utilized as court play area for the goal.
- d. No more than three accessory buildings or structures unattached to the principal residence structure shall be permitted.
- e. A residential accessory structure shall not be rented or occupied for gain.
- f. No unattached accessory building or structure may exceed the height of the primary dwelling on the lot.
- g. No accessory structure shall be located closer than five feet to a side or rear lot line if the structure is located 20 feet or more to the rear of the principal residence structure.
- h. An accessory structure located closer than 20 feet to the principal residence structure shall comply with the yard requirements of the principal residence structure to which it is accessory.
- i. Where a corner lot adjoins, in the rear, a lot in a residential district, no accessory structure shall be located closer to the side street right-of-way line than the principal residence structure or closer than 25 feet to the rear property line. The setback of 25 feet will not be required when the adjoining yard is a rear yard.
- j. When an accessory structure is attached to the principal residence structure by a breezeway, passageway or similar means, the accessory structure shall comply with the yard requirements of the principal residence structure to which it is accessory.
- k. Accessory uses in an apartment development may include, but shall not be limited to, laundry facilities, which must be housed in a permanent structure, for the convenience of residents.
- l. Accessory buildings shall not exceed the following accumulative areas:

Property Size Accumulative Area

0 to 0.999 acres:	900 sq. ft.
1 to 4.999 acres:	1200 sq. ft.
5 to 9.999 acres or more:	2000 sq. ft. max.

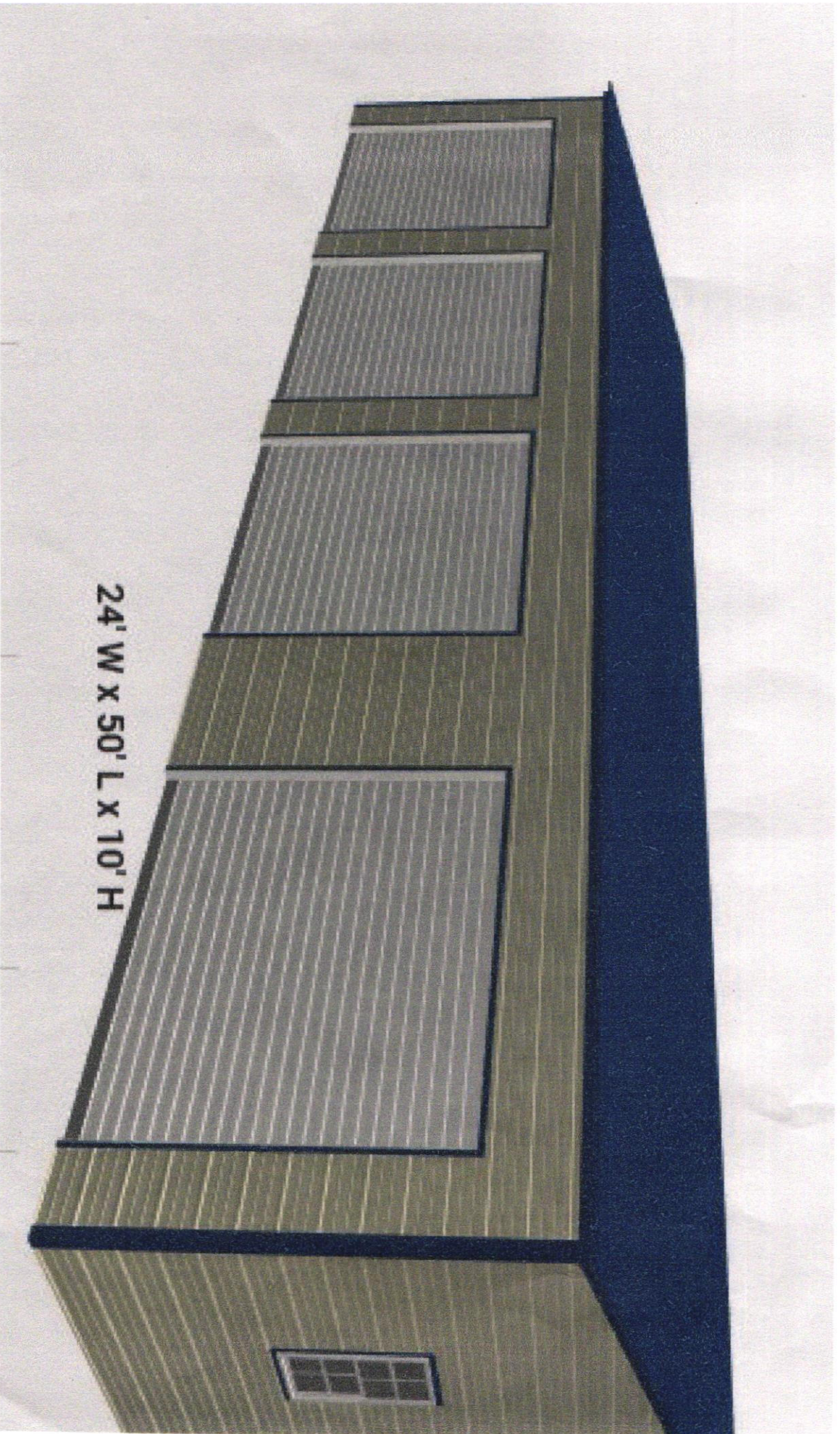
- m. Recreational accessory structures incidental to primary use residences shall be limited to swimming pools, tennis courts, basketball goals, and handball or racquetball courts.
- n. The board of appeals shall be authorized to vary the above mentioned restrictions on an individual case by case basis pursuant to the criteria set forth in section 90-213(3) of the Code.

(2) *Nonresidential lots.* Accessory buildings on nonresidential lots shall comply with front, side and rear yard requirements established for the zoning district in which such accessory buildings are located.

(3) *Temporary construction buildings.* A temporary building established in connection with a construction project or real estate development shall be permitted any place on a lot, provided such building shall comply with the front, rear and side yard requirements established for the zoning district in which such building is located.

(Code 1976, § 8-3003(h); Ord. of 3-19-84(1), § 1; Ord. of 5-7-90(2), § 1; Ord. of 9-16-91, § 2; Ord. of 4-19-93, § 1; Ord. of 10-5-98(2), § 1)





1200 Sq ft





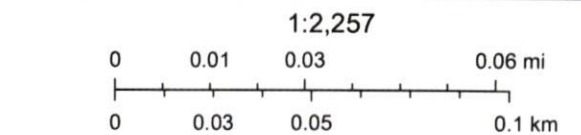


# Parcel 60013 04031



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Municipal Boundary	POOLER	THUNDERBOLT	UNINCORPORATED
BLOOMINGDALE	PORT WENTWORTH	TYBEE ISLAND	Zoning
GARDEN CITY	SAVANNAH	VERNONBURG	Property Boundaries (Parcels)



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# City of Garden Site Plan Application



GARDEN CITY

## Development Information

<b>Development Name</b>		
1608 Dean Forest Transportation Logistics Terminal		
<b>Property Address</b>		
1608 Dean Forest Road - Garden City, GA 31408		
<b>Phased development?</b> <span style="float: right;"><b>If yes, indicate proposed number of phases:</b></span>		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Parcel ID</b>	<b>Total Site Acreage</b>	<b>Zoning</b>
6-0988-01-002	14.891	I-2
<b>Project Description</b>		
1608 Dean Forest LLC is planning to construct a 12 acre gravel-paved truck lot off of Dean Forest Road (GA-307) in Garden City, GA located approximately 1 mile due north of Interstate 16.		
<b>Water Supply</b>		<b>Sewage Disposal</b>
<input type="checkbox"/> Public <input type="checkbox"/> Private <b>N/A</b>		<input type="checkbox"/> Public <input type="checkbox"/> Private <b>N/A</b>

## Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
1608 Dean Forest LLC	1608 Dean Forest Road - Garden City, GA 31408
<b>Phone</b>	<b>Email</b>
(912) 210 - 0165	rsmtheit17@outlook.com
<b>Engineer/Surveyor</b> <input checked="" type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Thomas and Hutton Engineering Co.	Felipe Toledo
<b>Phone</b>	<b>Email</b>
(912) 721 - 4090	toledo.f@tandh.com
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
<b>Phone</b>	<b>Email</b>

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Ryan Smith	<i>Ryan Smith</i>	10/28/21
Print Name	Signature	Date

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>
		PC2203
<b>Submittal Format</b>	<b>Fee Amount Paid</b>	<b>Invoice Number</b>
<input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both		



## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals

**From:** Scott Robider

**Date:** February 2, 2022

**Re:** PC2203 – 1608 Dean Forest LLC

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The petitioner, 1608 Dean Forest LLC, is planning to construct an approximately 12—acre gravel paved transportation Logistics' terminal located at 1608 Dean Forest Road, which is formerly the business location of ELP Landscaping Services. The development will abut Dean Forest Road with one 12' inbound right turn lane and two 2' outbound lanes and be screened with perimeter security fencing and frontage landscaping.

The development will not require water or sanitary sewer services since no offices are planned for this development. The development will disturb approximately 15.25 acres and the property is currently zoned I-2. Once developed, the site will consist of gravel—paved parking and stormwater infrastructure, erosion control measures, drainage infrastructure, and retention ponds which will facilitate drainage and minimize erosion. Additionally, all landscaping requirements are to be addressed in coordination with the City Staff. Currently, the proposed plans for the development are under permitting with the various agencies including Georgia Soil and Water Conservation Commission and the Georgia Department of Transportation.

City Staff Position: Based on the information described above and the attached documents, the City Staff recommends consideration for **approval** for this conceptual plan.

*NOTE: The Planning Commission's approval of the GDP plan only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*

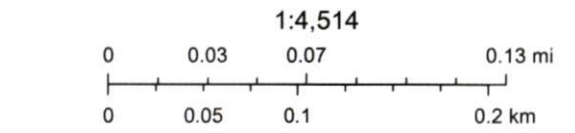


# Parcel 60988 01002



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Municipal Boundary	POOLER	THUNDERBOLT	UNINCORPORATED
BLOOMINGDALE	PORT WENTWORTH	TYBEE ISLAND	Zoning
GARDEN CITY	SAVANNAH	VERNONBURG	Property Boundaries (Parcels)



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# City of Garden Site Plan Application



GARDEN CITY

## Development Information

**Development Name**

Sonny Perdue Trailer Storage

**Property Address**

0 Travis Field Road, Garden City, GA 31408

**Phased development?** **If yes, indicate proposed number of phases:**

☐ Yes ☒ No

Parcel ID	Total Site Acreage	Zoning
60924 05013 & 60924 05014	21.05	I-2

**Project Description**

Trailer Storage Facility

**Water Supply** **Sewage Disposal**

☒ Public ☐ Private

☒ Public ☐ Private

## Applicant Information

**Owner**

Name	Address
WB Sonny Perdue Partners, LLC - Bob Burdel	3715 Northside Parkway, Building 400, Suite 425, Atlanta, GA 30327
Phone	Email
404-836-4842	bburdel@strategicrepartners.com

**Engineer/Surveyor** ☐ Same as authorized agent ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Coleman Company, Inc.	Greg Coleman
Phone	Email
912-200-3041	gcoleman@cci-sav.com

**Authorized Agent (Requires Authorized Agent Form)** ☐ Check here to receive staff review comments via email

Company Name	Contact (Individual Name)
Coleman Company, Inc.	Greg Coleman
Phone	Email
912-200-3041	gcoleman@cci-sav.com

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Greg Coleman  
Print Name  
Signature  
11/09/2021  
Date

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Received By	Date Received	Case Number
Submittal Format <input type="checkbox"/> Electronic <input type="checkbox"/> Paper <input type="checkbox"/> Both	Fee Amount Paid	Invoice Number



## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Scott Robider  
**Date:** February 2, 2022  
**Re:** PC2204 – Sonny Perdue Trailer Storage

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The petitioner, WB Sonny Perdue Partners, LLC, is seeking to develop a 21.05-acre site located along the northern side of Sonny Perdue Drive just east of Dean Forest Road which is zoned I-2. The proposed development of a portion of the 11.4 acres of uplands within the 21.05-acre site will consist of a two (2) gravel paved trailer parking and storage areas. The development will not require water or sanitary sewer services since no offices are planned for this development and the property will be screened with perimeter security fencing and landscaping.

In its pre-developed state, the site consists of upland covered in hard wood trees, with some pines and wetlands surrounding the upland project areas. The property has a high point located in the northwest corner that the majority of the stormwater runoff drains to the south and then east into an existing wetland basin within the property boundaries.

City Staff Position: Based on the information described above and the attached documents, the City Staff recommends consideration for **approval** for this conceptual plan.










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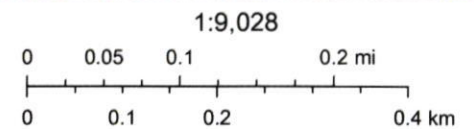


60924 05013; 6092405014



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Municipal Boundary	 POOLER	 THUNDERBOLT	UNINCORPORATED
 BLOOMINGDALE	 PORT WENTWORTH	 TYBEE ISLAND	 Property Boundaries (Parcels)
 GARDEN CITY	 SAVANNAH	 VERNONBURG	



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## City of Garden Site Plan Application



### Development Information

<b>Development Name</b>		
Universal Steel Supply Storage Yard Expansion		
<b>Property Address</b>		
5011 #B, 5013, 5011 #A, 5015 Augusta Road		
<b>Phased development?</b>		<b>If yes, indicate proposed number of phases:</b>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
<b>Parcel ID</b>	<b>Total Site Acreage</b>	<b>Zoning</b>
6-0008-01-021, 6-0008-01-005, 6-0008-01-020, 6-0008-01-004A	2.89	C-2
<b>Project Description</b>		
THE SITE IS APPROXIMATELY 2.89 ACRES AND IS CURRENTLY WOODED AND VACANT. THE INTENTION OF THE OWNER IS TO DEVELOP THE PROPERTY INTO A MATERIAL STORAGE YARD. (PIN 6-0008-01-021, 6-0008-01-005, 6-0008-01-020, 6-0008-01-004A)		
<b>Water Supply</b>		<b>Sewage Disposal</b>
<input type="checkbox"/> Public <input type="checkbox"/> Private		<input type="checkbox"/> Public <input type="checkbox"/> Private

### Applicant Information

<b>Owner</b>	
<b>Name</b>	<b>Address</b>
Shirley Kennedy	P.O. Box 7844, Savannah, GA 31418-7844
<b>Phone</b>	<b>Email</b>
(912) 964-0249	universalsteel_steve@comcast.net
<b>Engineer/Surveyor</b> <input type="checkbox"/> Same as authorized agent <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Allen Engineering Service	Toss Allen
<b>Phone</b>	<b>Email</b>
(912) 667-2667	tallen@allenengineering.org
<b>Authorized Agent (Requires Authorized Agent Form)</b> <input type="checkbox"/> Check here to receive staff review comments via email	
<b>Company Name</b>	<b>Contact (Individual Name)</b>
Allen Engineering Services	Toss Allen
<b>Phone</b>	<b>Email</b>
(912) 667-2667	tallen@allenengineering.org

I understand that I will need to attend or be represented by a duly authorized agent at the meeting of the Planning Commission and that my application cannot be approved unless I am represented.

Shirley Kennedy

Print Name

*Shirley Kennedy*  
Signature

12-14-21  
Date

OFFICE USE ONLY		
<b>Received By</b>	<b>Date Received</b>	<b>Case Number</b>
		PC 2205
<b>Submittal Format</b>	<b>Fee Amount Paid</b>	<b>Invoice Number</b>
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## MEMORANDUM

**To:** Garden City Planning Commission & Board of Appeals  
**From:** Scott Robider  
**Date:** February 2, 2022  
**Re:** PC2205 – Universal Steel

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The proposed project is a total of 2.89 acres and is comprised of four parcels located on Augusta Road (Hwy 21). Universal Steel seeks to create a material storage yard for an existing business. The proposed project is a rock storage yard for storage of materials/inventory ancillary to the existing steel sales location. The storage yard will be accessed via the adjacent business.

The petitioner is not proposing any new entrances on Hwy 21 in conjunction with this expansion. A stormwater detention pond will be created on the north east side of the site to accommodate the increased stormwater runoff for the proposed material storage yard. The petitioner understands that the Stormwater and Runoff Reduction requirements associated with this type of development.

A sufficient number of existing trees will be preserved to meet the required tree density units and the post-developed site will contain 69% greenspace and meet all Garden City landscape requirements. This expansion will not include any new buildings and are no additional water or sewer improvements are necessary for this for this project. The current zoning for this development is C-2 which permits raw material storage related to Universal Steel's business. However, no truck parking, container w/chassis storage or container stacking will be permitted within the proposed project limits at any time.

**City Staff Position:** Based on the information described above and the attached documents, the City Staff recommends consideration for **approval** for this conceptual plan.

***NOTE:** The Planning Commission's approval of the GDP plan only constitutes the initial step in the overall process and additional requirements still must be met prior to commencement of any construction activities. The Petitioner should note that final approval of the site plan will require City staff approval of the detailed engineering plans for the project through the City's standard process and a Land Disturbance Activity (LDA) Permit must be issued prior to construction. The Petitioner should also note that final approval of the site architectural plans will require City staff approval via its standard process and a building permit must be issued before vertical construction shall commence.*












Parcel: 60008 01021; 60008 01005; 60008 01020 and 60008 01004A

PC2205: Site Plan Review: Zoning C-2

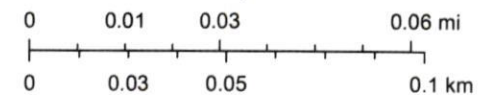
GARDEN CITY

1 LIEBERLS S/D  
2 HAPPY DISCOVERY S/D

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Municipal Boundary	 POOLER	 THUNDERBOLT	UNINCORPORATED
 BLOOMINGDALE	 PORT WENTWORTH	 TYBEE ISLAND	 Property Boundaries (Parcels)
 GARDEN CITY	 SAVANNAH	 VERNONBURG	

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